

BLUEPRINT FOR GOOD GROWTH  
CONSORTIUM MEMBER AGENCY MEETING

Thursday, February 2, 2006  
1:30-3:30  
Meridian Police Department

Phase II Scope and Products  
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GENERAL

1. Growth Management Elements For Each City and County to implement the regional Blueprint Plan.
2. Growth Management “Policies” for ITD, ACHD, Valley Ride and COMPASS to implement the regional Blueprint Plan
3. Optional Areas
  - School concurrency policies for later adoption if Study Committee recommends incorporation of school concurrency
  - Canyon County entry into Regional Blueprint Plan Amendment .
4. Consistency Policies with Blueprint/Comp Plans
  - Burden of proof reversal
  - Comp. plan amendments 3x/year
  - Blueprint amendments
  - Standing to challenge inconsistency
5. Intergovernmental Agreement Revision
6. IDO (Interim Development Ordinance) to protect against vested rights between comp plan adoption and implementing zoning and other actions.
7. Annexation Review

II. COUNTY

1. Tier I - Planned Community Ordinances

A. LOS Standards

- Transportation
- Sewer and Water
- Open Space/Park/Recreation
- Storm water
- Police/Fire/EMS
- Timing of CIP – transportation (3 years)
- Sustainable Development

B. Mixed Use

- Walkability
- Minimum/Maximum Densities
- Neighborhoods/Integrated Commercial
- Jobs/Housing Balance

C. Environmental Review and Assessment

D. Infrastructure Finance

- Subdistricts for ACHD/other facilities
- Fully funded CIPs

E. Development Agreement Provisions

2. Tier II – Planned Urbanizing Areas Within Areas of Impact

A. Mandatory cluster of rural zoning densities

B. Develop balance at urban densities when APF transportation, sewer and water are available

Tier III – Policy Implementation

C. Rural/Open space

- Agricultural
- Environmental
- Wildlife corridors
- Hillside
- Natural resources
- Sand and gravel

D. TDR's purchase by subdivision development below median Blueprint Countywide Development unit per acre average

E. Mitigation fees on low density development below median Blueprint Countywide Development units per acre average

F. Large lot zoning

G. Agricultural assessment

III. CITY POLICIES

1. Transportation Corridors

A. Transportation and Transit Corridors (right of way protection) through official maps and zoning setback from future right-of-way need

B. Special District Infrastructure (sewer, water, fire, police, drainage, parks, recreation, schools, libraries)

C. Corridor Centers

- Mixed use
- Neighborhoods with commercial walkability
- Minimum density
- TOD zoning
- Form-based zoning
- Design standards

- Consistency with Blueprint and Valley Regional Transit Plans
- D. Public/private Development Incentives
- 2. Downtowns
  - A. Garden City Redevelopment Ordinance
  - B. Econ. Dev. Incentives
    - TIF's
    - Joint Development
    - Impact Fee Exemptions/Credits
  - C. Other Blighted Areas e.g. Fairview Corridor
- 3. Neighborhood Infill
  - Neighborhood, Area and Specific Plans
  - Compatibility other than density
  - Quotas – Phasing
  - Mc Mansion policies
  - Insurance policies
  - Affordable housing
  - LULU's
  - RLUIPA
  - Design
- 4. Tier II – Urbanizing Areas Within Cities and Areas of Impact
  - A. Adequate Public Facilities
  - B. Specific and Area Plans
  - C. Development Agreements
  - D. Funding mechanisms – FBA's, impact fees, exactions
  - E. Design and Sustainability – Subdivision and zoning requirements

IV. ACHD/ITD

1. Transportation Corridors
  - A. ROW protection
  - B. Official Maps
  - C. Zoning setbacks from future ROW
  - D. Cluster/TDR provisions
2. Sidewalk Assessment Policies
3. Subdistricts (PID Legislation)
  - A. Developed/underdeveloped properties separate treatment
  - B. Consistency with Blueprint and city/county comp plan, whichever is stricter.
4. Adequate Public Facility Policies (Transportation)
  - A. CIP (fully funded)
  - B. 3 year horizon (Wash. APF Act)
  - C. Level of service or Designed Capacity for Buildout
5. Gated Communities
  - A. Public streets/private streets
  - B. Operation, maintenance, dedication
6. Subdivision Review/parcel splits